



Attachment 5

Resolution Designating the Beverly Gardens Apartments
at 9379-9383 West Olympic Boulevard as a Local Landmark

RESOLUTION NO. 14-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THE BEVERLY GARDENS APARTMENTS AT 9379-9383 WEST OLYMPIC BOULEVARD AS A LOCAL LANDMARK AND PLACING THE PROPERTY ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

Section 1. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617 establishing a historic preservation program and establishing a Local Register of Historic Properties in the City of Beverly Hills. The Ordinance enables the City Council to designate local landmarks and historic districts and to place those properties and geographical areas on the City's Register of Historic Properties.

Section 2. On January 8, 2014, the Cultural Heritage Commission conducted a preliminary consideration of the property at 9379-9383 West Olympic Boulevard, Beverly Hills, pursuant to Section 10-3-3215 A of the Historic Preservation Ordinance, and concluded that the property at 9379-9383 W. Olympic Boulevard, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as a Local Landmark.

Section 3. On April 9, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills prepared by Leslie Heumann of Ostashay & Associates Consulting, incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *City Landmark Assessment & Evaluation Report* by Ostashay & Associates Consulting, and other evidence.

Section 4. On June 17, 2014, the City Council considered the property for landmark designation along with the recommendation of the Cultural Heritage Commission and adopted this resolution. The Council based its action on the findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Ostashay and Associates Consulting and other evidence provided during the proceedings.

Section 5. BACKGROUND. The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard were constructed in 1930. The Beverly Gardens Apartments consists of sixteen units arranged around a central courtyard. The plan of the building is a squared “U,” which opens to Olympic Boulevard on the south. The two- and three-story building, which sits on a 24-car subterranean garage, is a well-articulated example of Spanish Colonial Revival styling. Above a concrete foundation, the building is of frame construction, sheathed on the exterior with smooth white stucco. A gabled tile roof tops the central wing, while the projecting east and west wings are capped by hipped tile roofs with shallow eaves. Interior chimneys, at least one with two chimney pots, are visible above the roof. Fenestration consists primarily of six- and eight-light double casement windows. Entries to each wing open off of the courtyard. The design of the building is balanced but not entirely symmetrical.

The east wing (9379 Olympic Boulevard) is three stories in height and features an attached, wooden balcony, set beneath a bracketed, overhanging eave on the third story street (south) façade and a wrought iron fire escape on the courtyard (west) elevation. The rear (north) portion of this wing projects slightly, and contains a glazed entry elevated two steps above courtyard level and outlined by a classical, raised surround. An original wrought iron and glass lantern illuminates the entry, and the bronze door handle is also original. Within the entries, a terracotta-paved foyer and staircase with polychromatic, tiled risers and a wrought iron railing provide access to the paneled wood doors to each unit. Large, arched openings containing French doors and sidelights flank the east wing entry on the lower level. Some of the

casement windows are placed nearly flush with the exterior walls while others are deeply recessed. Other fenestration features include pierced stucco screens and wrought iron grilles.

Also three stories in height, the central wing (9381 Olympic Boulevard) is symmetrical in appearance. It is characterized by a row of arched openings across the first floor, three pairs of double casement windows on the second story, and an attached wooden balcony spanning the upper level. French doors open onto the balcony. Detailing on this wing is similar to that on the east wing.

The courtyard (east) elevation of the west wing (9383 Olympic Boulevard) reflects the design of the east wing, but is two stories in height. In contrast to the west wing, the street (south) façade features an attached, partial width, wrought iron balcony on the upper level. A wooden balcony is attached to the second story of the South Canon Drive (west) elevation. This wing also displays characteristic detailing.

Paved in a checkerboard composed of squares of alternating horizontal and vertical bricks, the central courtyard is enclosed by the wings of the building and by a stucco-clad wall that spans the Olympic Boulevard frontage and most of the South Canon Drive frontage. A wrought iron gate framed by lantern-topped piers provides access to the courtyard. Beyond the gate, a path, flanked by landscaped beds and shaded by mature trees, rises a couple of steps and leads to a fountain. The fountain, whose tile-edged basin now functions as a planter, consists of a stepped wall veneered in square, aquamarine tiles against which two concrete or stone figures seem to emerge from a grotto. Behind the fountain, a staircase leads down to the basement garage.

Both the rear (north) alley and hard-to-see east elevations of the building are treated as secondary in the design. Both are fenestrated with double casement windows similar to those elsewhere on the building and contain service entries. The rear elevation also features a steep automotive ramp leading down to the garage and a second fire escape.

The exterior of the building appears to be unaltered. Both the primary street-facing elevations and courtyard elevations retain all of their important character-defining design features and details.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

The Beverly Gardens Apartments is individually eligible under "significance" criterion A.1. *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.* The subject property physically and visually exemplifies special elements of a unique period in the City's evolving architectural history and development. The design, materials, workmanship, setting, and overall character of the site together reflect the essential features of the Spanish Colonial Revival style and the courtyard housing type. The Spanish Colonial Revival was the most popular and most iconic architectural style of the 1920s and early 1930s in Beverly Hills and the Los Angeles region. One of the most characteristic ways architects utilized Spanish Colonial Revival styling was in association with apartment courts. The Beverly Gardens Apartments is an exceptional example of this synergy and is the only example of the genre from the golden age of courtyard apartments in Beverly Hills. It was extensively profiled in the ground-breaking treatise on this particular architectural type, *Courtyard Housing in Los Angeles*, published in 1982.¹ The authors were particularly impressed with how the garage was integrated into the design, especially the courtyard access, and, like its precedent in Hollywood, use of Andalusian vernacular architecture. In consideration of eligibility, the property satisfies this criterion.

¹ Polyzoides, Stefanos et al. *Courtyard Housing in Los Angeles: A Typological Analysis*. Berkeley, Los Angeles and

The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard Beverly Hills is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The property is an excellent example of the Spanish Colonial Revival. In particular, the styling reflects the influence of the Andalusian region on southern California architecture, with its balanced asymmetry; courtyard; fountain; arched openings; balconies; integration of wood, wrought iron, and tile work into the basic Spanish palette of stucco siding and clay tile roofing; and lavish landscaping. The Beverly Gardens Apartments is one of the best illustrations of the style as it was applied to multi-family housing in Beverly Hills. The building was recognized as a fine exemplar of its type at the time and was published in the *Beverly Hills Citizen*. Fifty years later, it was still being appreciated as a fine example of the courtyard housing type. The Beverly Gardens Apartments, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. From the street, the property continues to appear identical to when it was built and published in 1930. The subject property is eligible for local landmark designation under this criterion.

The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard Beverly Hills is individually eligible under "significance" criterion A.4. *The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.* This property was designed by C. W. Raymond, an architect about whom little is known and who is not included in the City's List of Master Architects. Despite the Olympic property's lack of association with a master architect, the Beverly Gardens Apartments does possess high artistic or aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property satisfies this criterion.

The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard is individually eligible under "significance" criterion B because the building retains integrity from its period of significance.

London: University of California Press, 1982. Pages 140-142.

The period of significance for the subject property is 1928 to 1942, The period of significance for the subject property is 1930, when the property was built. The publicly visible portion of the property, comprising the public and semi-public elevations (south, west, and north) and including the courtyard, and any visually accessible features on the east elevation, are substantially intact. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on this portion of the property and help to render it historically significant.

The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard is individually eligible under "significance" criterion C since the property is considered to have historic value because of its historic architectural character and contribution to the City's architectural heritage.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills shall be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards). These standards and guidelines have been formulated to ensure that any significant adverse changes to the historic resource do not compromise those qualities that justify the landmark listing.

The distinctive and important character-defining features associated with the Beverly Gardens Apartments are those features only on the building dating from original construction in 1930, and property space as seen from the public rights-of-way on Olympic Boulevard, South Canon Drive, and the rear alley. Such features include its siting and lack of setback on the northeast corner of Olympic Boulevard and South Canon Drive; the basic courtyard configuration; the height, shape, mass and composition of the building in relationship to its setting and immediate environment; and physical attributes that define the

Spanish Colonial Revival architectural style. Those features on the building and publicly visible portions of the property that reflect and define the Spanish Colonial Revival style include, but are not limited to:

- Hipped and gabled roof; moderate pitch; red clay tile roof (Mission type); simply corbeled cornice punctuated by pipe vents; shallow eaves; bracketed roof overhangs at balcony locations
- Interior chimneys, including chimney pots where present
- Stucco exterior walls
- Walled courtyard, including stucco and wrought iron wall, brick paving, landscaping, fountain, stairway access to basement, and primary access to building units
- Basement garage
- Multi-light, casement windows; window detailing, including flush and recessed placement and wrought iron and pierced stucco grilles
- Arched openings incorporating multi-light French doors and sidelights, framed by archivolt rising from impost moldings
- Entries, including multi-light doors set into Classical surrounds, original bronze door hardware, iron and glass lanterns, and brick stoops
- Wood and wrought iron balconies, including French doors that provide access to them
- Courtyard wrought iron fire escape

Section 8. REASONS FOR DESIGNATING THE BEVERLY GARDENS APARTMENTS AT 9379-9383 WEST OLYMPIC BOULEVARD AS A LANDMARK. The Cultural Heritage Commission finds that the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard meets the criteria for designation as a landmark, and that this property warrants designation because it meets the City of Beverly Hills' criteria for designation as a local Landmark, as required in

the City's Historic Preservation Ordinance (BHMC Section 10-3-3212). The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it “is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.” The subject property truly exemplifies elements of a unique period and architectural style in the City’s architectural history. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it “embodies the distinctive characteristics of a style, type, period, or method of construction.” The design, materials, workmanship, and setting of the publicly visible portions of the site together are a quintessential example of the Spanish Colonial Revival style as applied to a significant local property type, the apartment court. And under the requirements of subsection 10-3-3212(A)(4), the Beverly Gardens Apartments satisfies this criterion in that it “possesses high artistic and aesthetic value” as a fully realized expression of the Andalusian-influenced Spanish Colonial Revival style. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value. The property at 9379-9383 West Olympic Boulevard is recommended for landmark designation.

Section 9. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE. The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for

rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Beverly Gardens Apartments would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the Beverly Gardens Apartments may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Beverly Gardens Apartments is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard as a local historic landmark is consistent with the

objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 12. The City Council hereby designates the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard as a local landmark in the City of Beverly Hills and place this property on the City of Beverly Hills Local Register of Historic Properties as Landmark No. 23, for the reasons set forth in this resolution.

Section 13. The record of proceedings for designation of the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard as a local landmark included on the City's Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

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Section 14. The City Clerk shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills. The City Clerk shall also cause the Resolution to be recorded in the office of the county recorder of the county of Los Angeles as authorized by Section 3215 K of Chapter 3 of Title 10 of the City of Beverly Hills Municipal Code.

Adopted:

Lili Bosse
Mayor of the City of Beverly Hills,
California

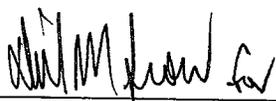
ATTEST:

_____ (SEAL)

BYRON POPE
City Clerk

APPROVED AS TO FORM

APPROVED AS TO CONTENT



LAURENCE S. WIENER
City Attorney

JEFFREY C. KOLIN
City Manager



SUSAN HEALY KEENE
Director of Community Development

Exhibit A – City Landmark Assessment & Evaluation Report and Attachments for Beverly Gardens
Apartments at 9379-9383 West Olympic Boulevard, Beverly Hills, CA Prepared by Ostashay
& Associates Consulting

EXHIBIT A

CITY LANDMARK ASSESSMENT & EVALUATION REPORT



APRIL 2014

BEVERLY GARDENS APARTMENTS

9379-9383 West Olympic Boulevard, Beverly Hills, CA

Prepared for:

City of Beverly Hills
Community Development Department
Planning Division
455 Rexford Drive, Beverly Hills, CA 90210

Prepared by:

Leslie Heumann, Principal Investigator
Jan Ostashay, Principal
Ostashay & Associates Consulting
PO BOX 542, Long Beach, CA 90801

CITY LANDMARK ASSESSMENT AND EVALUATION

Beverly Gardens Apartments

9379-9383 West Olympic Boulevard

Beverly Hills, CA 90210

APN: 4331-006-020

INTRODUCTION

This landmark assessment and evaluation report, completed by Ostashay & Associates Consulting for the City of Beverly Hills, documents and evaluates the local significance and landmark eligibility of the Beverly Gardens Apartments located at 9379-9383 Olympic Boulevard in the City of Beverly Hills, California. This assessment report includes a discussion of the survey methodology used, a summarized description of the property, a brief history of the property, the landmark criteria considered, evaluation of significance, photographs, and applicable supporting materials.

METHODOLOGY

The landmark assessment was conducted by Leslie Heumann, Consultant, with Ostashay & Associates Consulting. In order to identify and evaluate the subject property as a potential local landmark, an intensive-level survey was conducted. The assessment included a review of the National Register of Historic Places (National Register) and its annual updates, the California Register of Historical Resources (California Register), and the California Historic Resources Inventory list maintained by the State Office of Historic Preservation (OHP) in order to determine if any previous evaluations or survey assessments of the property had been performed.

For this current assessment site inspections and a review of building permits and tax assessor records were also done to document the property's existing condition and assist in evaluating the property for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the property, its eligibility for landmark designation, and to assess its potential for contribution to a historic district. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, and OHP Historic Resources Inventory.
- Conducted a field inspection of the subject property from the public right-of-way.

- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and building permits.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment procedures, and related programs.
- Evaluated the potential historic resource based upon criteria established by the City of Beverly Hills and utilized the OHP survey methodology for conducting survey assessments.

FINDINGS

The Beverly Gardens Apartments appears to meet the City's criteria for designation as a local landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC 10-3-3212(A)(B)(C)). The subject property satisfies the requirement of subsection A., which requires that at least two of the six BHMC 10-3-3212 "significance" criteria be met. Upon conclusion of the assessment and evaluation, the property appears to satisfy three of the "significance" criteria: A.1, A.3, and A.4. It also meets the requirements of subsection 10-3-3212(B), which requires that: "The property retains integrity from its period of significance," and subsection 10-3-3212(C), which requires that: "The property has historic value."

BACKGROUND INFORMATION

The subject property consists of a rectangular parcel comprising a double lot located on the northeast corner of Olympic Boulevard and South Canon Drive. Only slightly skewed from a true north alignment, the property occupies lots 1796 and 1797 of Tract 6380. The parcel enjoys a 103.9 feet of frontage along Olympic Boulevard and measures 120 feet along South Canon Drive. Configured as a courtyard apartment, the building is oriented to the south and Olympic Boulevard. It is situated within a well-developed multi-family residential strip along Olympic, the former Country Club Drive whose original improvements date primarily from the 1930s.

The subject property was identified in the 1985-1986 citywide reconnaissance survey but was not further documented or evaluated for significance at that time. In the 2004 historic resources survey update within survey of Area 4 (i.e., the area south of Wilshire Boulevard) comprised of multi-family residences, the property was surveyed and assigned a "5B" California Historical Resources status code (formerly referred to as National Register status code prior to 2003), indicating that it appeared to be significant under local criteria both individually and as a contributor to a potential multi-family residential historic district along Olympic Boulevard between South Rexford Drive and Shirley Place (referred to in the 2004 survey as the Olympic Boulevard Multi-Family Residence District). No changes to that conclusion occurred as a result of the 2006 historic resources survey update. The property has not been included in the State Historic Resources Inventory (HRI) database and, therefore, is not line-item listed in the current HRI printout of previously surveyed properties in the City.

PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY

Description. Constructed in 1930, the Beverly Gardens Apartments consist of sixteen units arranged around a central courtyard. The plan of the building is a squared "U," which opens to Olympic Boulevard on the south. The two- and three-story building, which sits on a 24-car subterranean garage, is a well-articulated example of Spanish Colonial Revival styling. Above a concrete foundation, the building is of frame construction, sheathed on the exterior with smooth white stucco. A gabled tile roof tops the central wing, while the projecting east and west wings are capped by hipped tile roofs with shallow eaves. Interior chimneys, at least one with two chimney pots, are visible above the roof. Fenestration consists primarily of six- and eight-light double casement windows. Entries to each wing open off of the courtyard. The design of the building is balanced but not entirely symmetrical.

The east wing (9379 Olympic Boulevard) is three stories in height and features an attached, wooden balcony, set beneath a bracketed, overhanging eave on the third story street (south) façade and a wrought iron fire escape on the courtyard (west) elevation. The rear (north) portion of this wing projects slightly, and contains a glazed entry elevated two steps above courtyard level and outlined by a classical, raised surround. An original wrought iron and glass lantern illuminates the entry, and the bronze door handle is also original. Within the entries, a terracotta-paved foyer and staircase with polychromatic, tiled risers and a wrought iron railing provide access to the paneled wood doors to each unit. Large, arched openings containing French doors and sidelights flank the east wing entry on the lower level. Some of the casement windows are placed nearly flush with the exterior walls while others are deeply recessed. Other fenestration features include pierced stucco screens and wrought iron grilles.

Also three stories in height, the central wing (8381 Olympic Boulevard) is symmetrical in appearance. It is characterized by a row of arched openings across the first floor, three pairs of double casement windows on the second story, and an attached wooden balcony spanning the upper level. French doors open onto the balcony. Detailing on this wing is similar to that on the east wing.

The courtyard (east) elevation of the west wing (9383 Olympic Boulevard) reflects the design of the east wing, but is two stories in height. In contrast to the west wing, the street (south) façade features an attached, partial width, wrought iron balcony on the upper level. A wooden balcony is attached to the second story of the South Canon Drive (west) elevation. This wing also displays characteristic detailing.

Paved in a checkerboard composed of squares of alternating horizontal and vertical bricks, the central courtyard is enclosed by the wings of the building and by a stucco-clad wall that spans the Olympic Boulevard frontage and most of the South Canon Drive frontage. A wrought iron gate framed by lantern-topped piers provides access to the courtyard. Beyond the gate, a path, flanked by landscaped beds and shaded by mature trees, rises a couple of steps and leads to a fountain. The fountain, whose tile-edged basin now functions as a planter, consists of a stepped wall veneered in square, aquamarine tiles against which two concrete or stone figures seem to emerge from a grotto. Behind the fountain, a staircase leads down to the basement garage.

Both the rear (north) alley and hard-to-see east elevations of the building are treated as secondary in the design. Both are fenestrated with double casement windows similar to those elsewhere on the building and contain service entries. The rear elevation also features a steep automotive ramp leading down to the garage and a second fire escape.

The exterior of the building appears to be unaltered. Both the primary street-facing elevations and courtyard elevations retain all of their important character-defining design features and details.

Building Permit History. A review of building permits indicate that the property was constructed in 1930 and has remained substantially unaltered until the present day. Relevant permits and alterations that have been recorded with the City of Beverly Hills include the following:

YEAR	DESCRIPTION OF WORK
1930	Two- and three-story, 16-family, 75-room apt building; architect: C. W. Raymond (\$50,000).
1994	Repair existing front block walls in two places due to earthquake (\$1,000)

No other building permits were located in the City's on-line building permit files, and visual inspection of the exterior of the building confirms that no major exterior alterations have been made. However, it is likely that minor modifications have been made (e.g., the eave line, half-round gutters may have been added subsequent to the original construction and the stucco may have been repaired in places). The building and associated landscaping retain substantial integrity. The property's architectural design as it appears from both Olympic Boulevard and South Canon Drive, and all important, visible, character-defining features have remained intact.

HISTORICAL CONTEXT

Beverly Hills. The early settlement and development of Beverly Hills began on what was called Rancho Rodeo de las Aguas. This land was originally claimed by Mexican settlers Maria Rita Valdez and her husband Vicente Valdez around 1822. Aptly named The Ranch of the Gathering of the Waters, the swamps or "cienegas" that characterize the natural landscape were created by rain run off flowing out of Coldwater and Benedict Canyons. Vegetable farming, sheep herding, bee keeping and the raising of walnut trees were the primary agricultural activities within the rancho lands during the latter half of the nineteenth century. Several attempts at subdividing and establishing communities on the ranch lands were attempted during the 1860s and 1880s, but ended in failure.¹

In 1906, the Amalgamated Oil Company reorganized as the Rodeo Land and Water Company. Burton Green played a leading role in formulating the plans for a garden city, located between

¹ *Beverly Hills Historic Resources Survey 1985-1986, pg. 5.*

Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south, and the foothills above Sunset Boulevard to the north.² The syndicate hired notable California park planner, Wilbur F. Cook, Jr., to plan the new community. Cook had worked with landscape architect Frederick Law Olmsted prior to moving to Oakland in 1905 to establish his own firm. Comprised of “Beverly” in the commercial triangle between Santa Monica and Wilshire boulevards and “Beverly Hills” north of Santa Monica Boulevard, the new community was one of the earliest planned communities in southern California.

In 1914, concern over establishment of a secure water system and the desire to improve the local school system prompted incorporation of the City of Beverly Hills. The original boundaries of the City were much the same as they are today, except for the area south of Wilshire Boulevard, annexed in 1915, and Trousdale Estates, annexed in 1955. Most of the City was open land at the time of incorporation with development scattered around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle.³

The architecture of Beverly Hills in the years following the City’s founding was dominated by the Craftsman, Mission Revival, and Period Revival styles (including Spanish, Tudor, French, Georgian, Beaux-Arts Classicism). With Beverly Hills establishing itself as a haven for movie stars in the 1920s, the architectural character of the city began to realize a varying degree of extravagance in the design of its housing stock. Throughout the late 1920s and 1930s sophisticated period revival styles dominated the domestic architecture of the City. By the mid to late 1930s Beverly Hills became one of the areas in southern California most closely connected with the development of the Hollywood Regency style. Born of the meeting of Moderne sleekness with the elegance of early nineteenth century architectural forms, it used simple, primary forms and blank wall surfaces to project exclusivity and sophistication.⁴ Beverly Hills’ domestic architecture in the post-World War II era saw the incorporation of Revival references in its new housing stock, and also the introduction of contemporary, luxury designs reflective of the Mid-century Modern idiom.

Beverly Gardens Apartments. On August 23, 1930, Charles Raymond Fargo, as owner and contractor of the property, obtained a building permit to construct a 16-unit apartment building for an estimated cost of \$50,000. C.W. Raymond is identified as the architect of the property. As described on the permit, the building would be two and three stories in height, with a concrete foundation, frame walls, tile roof, and brick chimney. Interiors would have lath and plaster walls and ceiling heights of nine feet.

A few months later, on October 30, 1930, the *Beverly Hills Citizen* reported that “an unusually attractive studio type apartment building is rapidly nearing completion at the corner of Olympic Boulevard and Canon Drive.”⁵ The article, illustrated with a drawing of the new improvement, noted that each apartment would have unit heat, electric refrigeration, ventilating fans,

² *Ibid*, pg. 8-9.

³ *Ibid*, pg. 11.

⁴ *Ibid*. pg. 17.

⁵ “*Olympic Building Strictly Modern.*” *Beverly Hills Citizen*, October 30, 1930.

paneled walls, colored tile baths, framed ceilings, and an additional service entry. Special attention was paid to soundproofing. Most apartments were planned with exposures on three sides and many had access to balconies via French doors. The highlight of the development was “a golden court, with fountain, shade trees and rest arbors, flower plots, etc.”⁶ It was noted that the developers, Charles R. Fargo and A. R. McLennan, had previously constructed and operated the similar and successful El Caballero Gardens in Hollywood (presumably the 1927 courtyard apartment on the 1800 block of North Garfield Avenue also known as Garfield Court).⁷ According to the article, the amenities of the new Beverly Gardens Apartments were so in demand that four units had been rented before the building was even roofed.

Little is known about either Fargo or Raymond. Fargo was born in 1880 in Kansas and at the time of the construction of the Beverly Gardens Apartments, was married to Bertha A. Fargo and had a daughter, Dorothy Mae Fargo. Only other properties in Beverly Hills is known to have been constructed by Fargo includes an estate residence at 1034 Cove Way (1924; C. J. Anderson, architect) and another estate residence at 1030 Benedict Canyon drive (1924; Lee Fuller, architect). The 1925 Beverly Hills City Directory indicated that Fargo was living at 1010 Cove Way at that time, although, by the time the permit was issued for the Beverly Gardens Apartments his address was 144 South Maple Drive. Following construction of the apartments, Fargo managed the complex and his family moved into unit 9381A Olympic Boulevard, switching to unit 9381D in 1935. Dorothy Fargo passed away in 1936 and Charles remarried. He lived there with his daughter and second wife Ann until 1943, when he died. Fargo was apparently active in realty circles and was on the board of directors of the Apartment-Income Properties Association. His associate, A. R. McLennan, apparently did not live in Beverly Hills and no mention of him, except in the *Beverly Hills Citizen* article, was subsequently made in connection to the Beverly Gardens Apartments. Similarly, no information about the architect, C. W. Raymond, was located; no other properties in Beverly Hills, nor the courtyard apartment building in Hollywood, are known to have been designed by him.

Courtyard Housing in Los Angeles. The Beverly Gardens Apartments are an example of courtyard housing, a significant housing type specifically associated with the Los Angeles and southern California region. Developing from the bungalow courts that began appearing during the first twenty years of the twentieth century, the courtyard housing type had a golden age in the 1920s, when it was often utilized in conjunction with Mediterranean styling. The Moorish architecture of the Andalucía region of Spain, in particular, was a fertile source for courtyard apartment designers. Characteristics of courtyard housing include first and foremost a central, shared courtyard, usually an open rectangular space with both hard and soft landscaping, from which pedestrian access to the apartments was made. The periphery of the building was usually reserved for service functions and access, including automobile parking, provision for which was often incorporated into the design. All of the individual dwelling units were arranged around the courtyard, most commonly in a “U”-shaped configuration. While earlier courtyards mostly had detached dwellings, by the 1920s contiguous buildings were the norm. At their most

⁶ *Ibid.*

⁷ *Polyzoides, Stefanos et al. Courtyard Housing in Los Angeles: A Typological Analysis. Berkeley, Los Angeles and London: University of California Press, 1982.*

lavish, courtyard apartment buildings offered individualized units of multiple stories, with extensive living spaces and amenities and private gardens off of the main courtyard. Many of these ultimate courtyards were designed and built by the team of Arthur and Nina Zwebell or the architectural team of Walter S. and Pierpont Davis.⁸

Spanish Colonial Revival Style. The popularity of the Spanish Colonial Revival style is generally dated to 1915, when the Panama California Exposition held in Balboa Park in San Diego showcased architects Bertram W. Goodhue's and Carleton Winslow's vision of an architecture appropriate to southern California's history, climate, and lifestyle. Embracing a wide range of precedents and interpretations, the Spanish Colonial Revival is generally characterized by stuccoed exterior surfaces, sometimes meant to simulate adobe; tiled roofs; arched openings; window grilles of wrought iron, turned wood *rejas*, or pierced stucco; and the incorporation of patios and courtyards into designs. Secondary materials can include wrought iron, both terra cotta and polychromatic glazed tile, darkly stained wood, and architectural terra cotta or cast stone. Precedents for the Spanish Colonial Revival included the Mission Revival style of the turn-of-the-twentieth-century, based on the mission complexes built in the late 18th and early 19th centuries in New Spain; the Mexican architecture imported by the earliest settlers of the region; and the inspiration provided to designers who traveled through, or read of, the architecture of the Mediterranean region.

Character-defining features associated with the Beverly Gardens Apartments are those features only on the building and courtyard dating from original construction in 1930, and the property space as seen from the public rights-of-way on Olympic Boulevard, South Canon Drive, and, to a lesser extent, the rear alley. Such features include its siting and lack of setback on the northeast corner of Olympic Boulevard and South Canon Drive; the basic courtyard configuration; the height, shape, mass and composition of the building in relationship to its setting and immediate environment; and physical attributes that define the Spanish Colonial Revival architectural style. Those features on the building and publicly visible portions of the property that reflect and define the Spanish Colonial Revival style include, but are not limited to:

- Hipped and gabled roof; moderate pitch; red clay tile roof (Mission type); simply corbeled cornice punctuated by pipe vents; shallow eaves; bracketed roof overhangs at balcony locations
- Interior chimneys, including chimney pots where present
- Stucco exterior walls
- Walled courtyard, including stucco and wrought iron wall, brick paving, landscaping, fountain, stairway access to basement, and primary access to building units
- Basement garage

⁸ *Ibid.*

- Multi-light, casement windows; window detailing, including flush and recessed placement and wrought iron and pierced stucco grilles
- Arched openings incorporating multi-light French doors and sidelights, framed by archivolts rising from impost moldings
- Entries, including multi-light doors set into Classical surrounds, original bronze door hardware, iron and glass lanterns, and brick stoops
- Wood and wrought iron balconies, including French doors that provide access to them
- Courtyard wrought iron fire escape

EVALUATION OF HISTORICAL SIGNIFICANCE

Evaluation Criteria. In analyzing the historical significance of the subject property, criteria for designation under the City’s local landmark program was considered. Additionally, consideration of historical integrity and the State Office of Historic Preservation (OHP) survey methodology was used to survey and assess the relative significance of the property.

City of Beverly Hills Landmark Criteria. The City’s Historic Preservation Ordinance (Municipal Code Title 10 Chapter 3 Article 32; BHMC 10-3-32) authorizes the Cultural Heritage Commission (CHC) to recommend the nomination of properties as local landmarks to the City Council. The Council may designate local landmarks and historic districts by the procedures outlined in the ordinance.

The Preservation Ordinance also establishes criteria and the process for evaluating and designating properties as potential local landmarks. Under the City’s criteria a property must be more than 45 years old, unless it possesses exceptional significance; retain sufficient historical integrity to physically illustrate its significance; and satisfy significance criteria.

To be eligible for local designation as a historic landmark, properties must satisfy the following criteria:

- A. The property meets at least two of the following (significance) criteria:
1. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;
 2. Is directly associated with the lives of Significant Persons important to national, state, City or local history;
 3. Embodies the distinctive characteristics of a style, type, period, or method of construction;

4. Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value;
5. Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community;
6. Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

B. The property retains integrity from its period of significance. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular significance criteria specified above.

C. The property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value and its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City's historic preservation ordinance.

California Office of Historic Preservation Survey Methodology. The evaluation instructions and classification system prescribed by the California Office of Historic Preservation (OHP) in its publication Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Property listed in the National Register or the California Register;
2. Property determined eligible for listing in the National Register or the California Register;
3. Property appears eligible for the National Register or the California Register through a survey evaluation;
4. Property appears eligible for the National Register or the California Register through other evaluation;
5. Property recognized as historically significant by local government;
6. Property not eligible for any listing or designation; and
7. Property not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number

that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and/or California Register eligibility. The California Register, however, may also include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

Historical Integrity. “Integrity is the ability of a property to convey its significance.” In addition to meeting the criteria of significance, a property must have integrity. Integrity is the authenticity of a property’s physical identity clearly indicated by the retention of characteristics that existed during the property’s period of significance. Properties eligible for local landmark designation must meet at least two of the local landmark designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance.

Both the National Register of Historic Places and the California Register of Historical Resources recognize the seven aspects of qualities that, in various combinations, define integrity. To retain historic integrity a property should possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven qualities that define integrity are location, design, setting, materials, workmanship, feeling and association. The seven qualities or aspects of historical integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Application of City Landmark (Significance) Criteria. In summary, based on current research and the above assessment the Beverly Gardens Apartments located at 9379-9383 West Olympic Boulevard appears to meet the necessary City of Beverly Hills Landmark criteria (BHMC 10-3-3212).

The property was evaluated according to statutory criteria, as follows:

A. The property meets at least two of the following criteria (BHMC 10-3-3212(A)).

BHMC 10-3-3212(A)(1) *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.*

The subject property physically and visually exemplifies special elements of a unique period in the City's evolving architectural history and development. The design, materials, workmanship, setting, and overall character of the site together reflect the essential features of the Spanish Colonial Revival style and the courtyard housing type. The Spanish Colonial Revival was the most popular and most iconic architectural style of the 1920s and early 1930s in Beverly Hills and the Los Angeles region. One of the most characteristic ways architects utilized Spanish Colonial Revival styling was in association with apartment courts. The Beverly Gardens Apartments is an exceptional example of this synergy and is the only example of the genre from the golden age of courtyard apartments in Beverly Hills. It was extensively profiled in the ground-breaking treatise on this particular architectural type, *Courtyard Housing in Los Angeles*, published in 1982.⁹ The authors were particularly impressed with how the garage was integrated into the design, especially the courtyard access, and, like its precedent in Hollywood, use of Andalusian vernacular architecture. In consideration of eligibility, the property appears to satisfy this criterion.

BHMC 10-3-3212(A)(2) *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.*

The property was built and operated initially by Charles R. Fargo, who, other than his two known developments in Beverly Hills and one in Hollywood, did not make a significant contribution to local history. A review of the city directory listings for the property for selected years between 1931 and 1960 indicates that most of the apartment units within the apartment structure experienced fairly rapid turnover, with only a few being occupied by long term residents. White collar professionals characterized the occupants, when occupations were listed in the directory (e.g., sales, jeweler, automobile dealer).

In studying the property, the most noteworthy resident of the property was Clark Gable, who signed a lease for 9381F Olympic Boulevard in March 1932 for \$150 per month. He apparently

⁹ Polyzoides, Stefanos et al. *Courtyard Housing in Los Angeles: A Typological Analysis*. Berkeley, Los Angeles and London: University of California Press, 1982. Pages 140-142.

lived there for only a few months, moving to 1125 San Ysidro Drive, which he rented for \$125 a month, in May 1932.¹⁰ The association with Gable, therefore, was a transitory one and many other properties, in particular his long-time residence in Encino, California and his apartment at the Los Angeles Ravenswood, are more justifiably significant for a Gable connection. Another motion picture industry connection with the property was film director and producer John S. Waters, who lived in 9381C in the 1950s, prior to his move to the Motion Picture Home facility in Woodland Hills in 1958 and death there in 1965. Waters, who directed a string of silent films in the western genre for Famous Pictures-Lasky in the late 1920s and had twice been nominated for an Academy Award as an assistant director in the 1930s, was working as a second unit director at the time. His most significant contributions to the film industry though had been made decades earlier.¹¹ So his association with the property for historical significance purposes is not warranted, as well.

There is no known or confirmable evidence that supports the association of other significant persons, or persons of significance at the time of their important contributions to history, with this apartment building; therefore, the property does not appear to satisfy this criterion.

BHMC 10-3-3212(A)(3) The property embodies the distinctive characteristics of a style, type, period, or method of construction.

The property is an excellent example of the Spanish Colonial Revival. In particular, the styling reflects the influence of the Andalusian region on southern California architecture, with its balanced asymmetry; courtyard; fountain; arched openings; balconies; integration of wood, wrought iron, and tile work into the basic Spanish palette of stucco siding and clay tile roofing; and lavish landscaping. The Beverly Gardens Apartments are one of the best illustrations of the style as it was applied to multi-family housing in Beverly Hills. The building was recognized as a fine exemplar of its type at the time and was published in the *Beverly Hills Citizen*. Fifty years later, it was still being appreciated as a fine example of the courtyard housing type. The Beverly Gardens Apartments, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. From the street, the property continues to appear identical to when it was built and published in 1930. The subject property appears eligible for local landmark designation under this criterion.

BHMC 10-3-3212(A)(4) *The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.*

This property was designed by C. W. Raymond, an architect about whom little is known and who is not included in the City's List of Master Architects. Curiously, the design of Beverly Gardens is very similar in appearance to the Garfield Court in Hollywood, which is credited to another designer, A. J. Waid. Despite the Olympic property's lack of association with a master architect; however, the Beverly Gardens Apartments does possess high artistic or aesthetic

¹⁰ Christies. "Clark Gable Signed and Other Legal Documents, 1920s-1930s." Sale Information, Sale 1260, July 25, 2003. <http://www.christies.com/lotfinder/LotDetailsPrintable.aspx?intObjectID=4133381>.

¹¹ "John S. Waters." *New York Times*, May 8, 1965.

value in its design, workmanship, materials, and style. Therefore, the subject property appears to satisfy this criterion.

BHMC 10-3-3212(A)(5) *The property has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community.*

The property does not appear to satisfy this criterion.

BHMC 10-3-3212(A)(6) *The property is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.*

The property is not currently listed on the National Register of Historic Places or the California Register of Historical Resources, nor has it been formally determined eligible for listing on the National Register or the California Register. Although the property has not previously been evaluated as eligible for listing, it was evaluated in the City's historic resources survey as eligible for local designation. The property does not satisfy this criterion.

B. The property retains integrity from its Period of Significance (BHMC 10-3-3212(B)).

The period of significance for the subject property is 1930, when the property was built. The publicly visible portion of the property, comprising the public and semi-public elevations (south, west, and north) and including the courtyard, and any visually accessible features on the east elevation, are substantially intact. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on this portion of the property and help to render it historically significant.

C. The property has Historic Value (BHMC 10-3-3212(C)).

Because of its historic architectural character and contribution to the City's architectural heritage the property is considered to have historic value. Therefore, the property satisfies this criterion.

Character-defining Features. Every historic property is unique, with its own identity and its own distinguishing character. A property's form and detailing are important in defining its visual historic character and significance. It is a property's tangible features or elements that embody its significance for association with specific historical events, important personages, or distinctive architecture and it is those tangible elements; therefore, that should be retained and preserved.

Character refers to all those visual aspects and physical features that comprise the appearance of every historic property. According to *National Park Service Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, character-defining features include the overall shape of a property (building, structure, etc.), its

material, craftsmanship, decorative details, interior spaces and features (as applicable), as well as the various aspects of its site and immediate environment (form, configuration and orientation).

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* defines historic character by the form and detailing of materials, such as masonry, wood, stucco, plaster, terra cotta, metal, etc.; specific features, such as roofs, porches, windows and window elements, moldings, staircases, chimneys, driveways, garages, landscape and hardscape elements, etc.; as well as spatial relationships between buildings, structures, and features; room configurations; and archaic structural and mechanical systems. Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance.

Distinctive and important character-defining features associated with the Beverly Gardens Apartments are those features only on the dwelling dating from original construction in 1930, and property space as seen from the public rights-of-way on Olympic Boulevard, South Canon Drive, and the rear alley. Such features include its siting and lack of setback on the northeast corner of Olympic Boulevard and South Canon Drive; the basic courtyard configuration; the height, shape, mass and composition of the building in relationship to its setting and immediate environment; and physical attributes that define the Spanish Colonial Revival architectural style. Those features on the building and publicly visible portions of the property that reflect and define the Spanish Colonial Revival style include, but are not limited to:

- Hipped and gabled roof; moderate pitch; red clay tile roof (Mission type); simply corbeled cornice punctuated by pipe vents; shallow eaves; bracketed roof overhangs at balcony locations
- Interior chimneys, including chimney pots where present
- Stucco exterior walls
- Walled courtyard, including stucco and wrought iron wall, brick paving, landscaping, fountain, stairway access to basement, and primary access to building units
- Basement garage
- Multi-light, casement windows; window detailing, including flush and recessed placement and wrought iron and pierced stucco grilles
- Arched openings incorporating multi-light French doors and sidelights, framed by archivolts rising from impost moldings
- Entries, including multi-light doors set into Classical surrounds, original bronze door hardware, iron and glass lanterns, and brick stoops

- Wood and wrought iron balconies, including French doors that provide access to them
- Courtyard wrought iron fire escape

CONCLUSION

As discussed herein, the Beverly Gardens Apartments satisfies the City of Beverly Hill's criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212).

The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it "is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community." The subject property truly exemplifies elements of a unique period and architectural style in the City's architectural history. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The design, materials, workmanship, and setting of the publicly visible portions of the site together are a quintessential example of the Spanish Colonial Revival style as applied to a significant local property type, the apartment court. And under the requirements of subsection 10-3-3212(A)(4), the Beverly Gardens Apartments satisfies this criterion in that it "possesses high artistic and aesthetic value" as a fully realized expression of the Andalusian-influenced Spanish Colonial Revival style. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value.

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APPENDIX

Location Map

Tax Assessor Map

Sanborn Fire Insurance Map

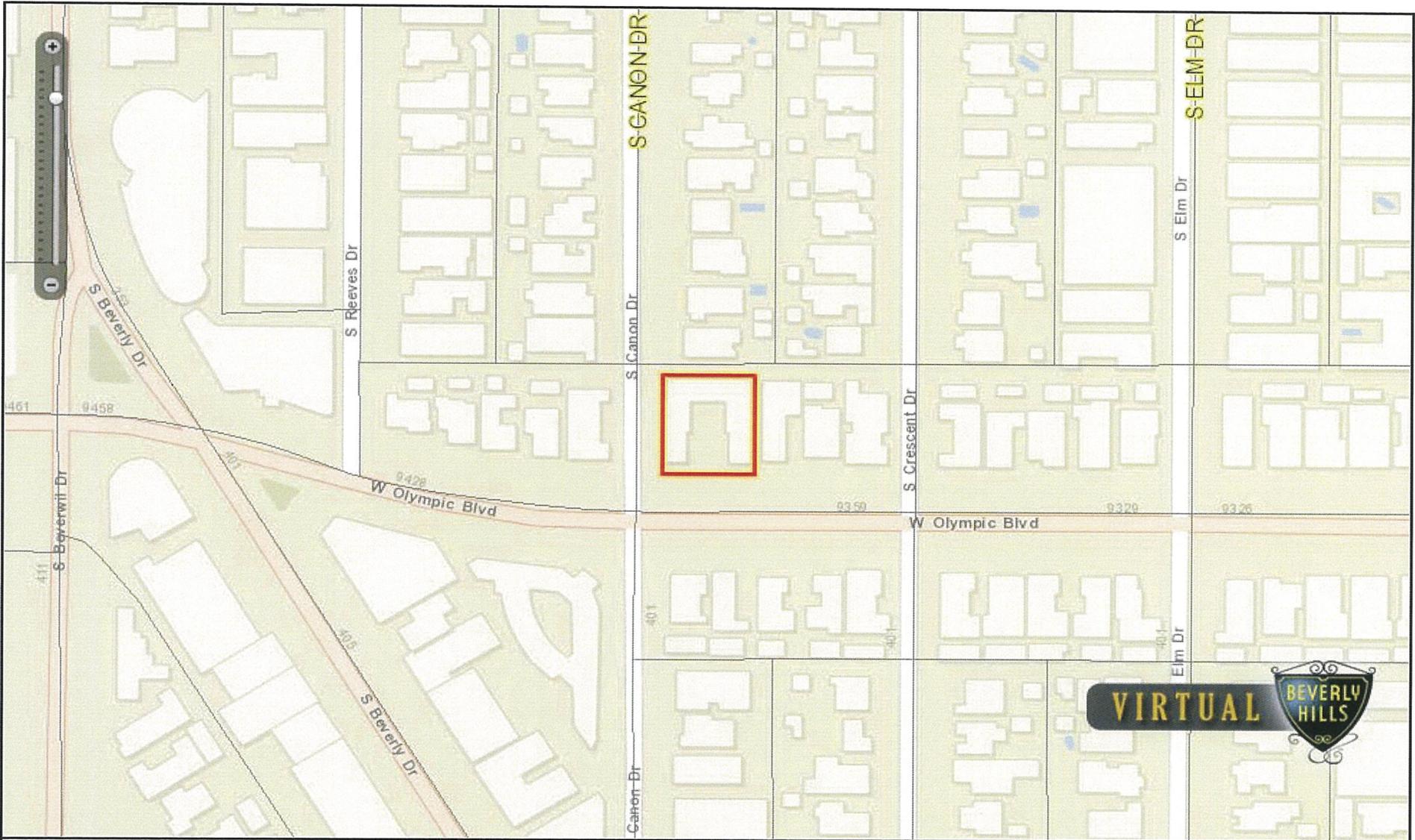
Early Permit History

Ephemeral Material

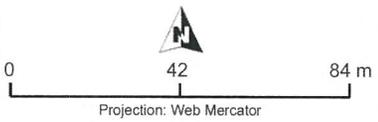
Photographs

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LOCATION MAP



© Copyright 2010 City of Beverly Hills. All rights reserved. Although we make every effort to provide accurate data herein, this map is only representational and no warranties expressed or implied.

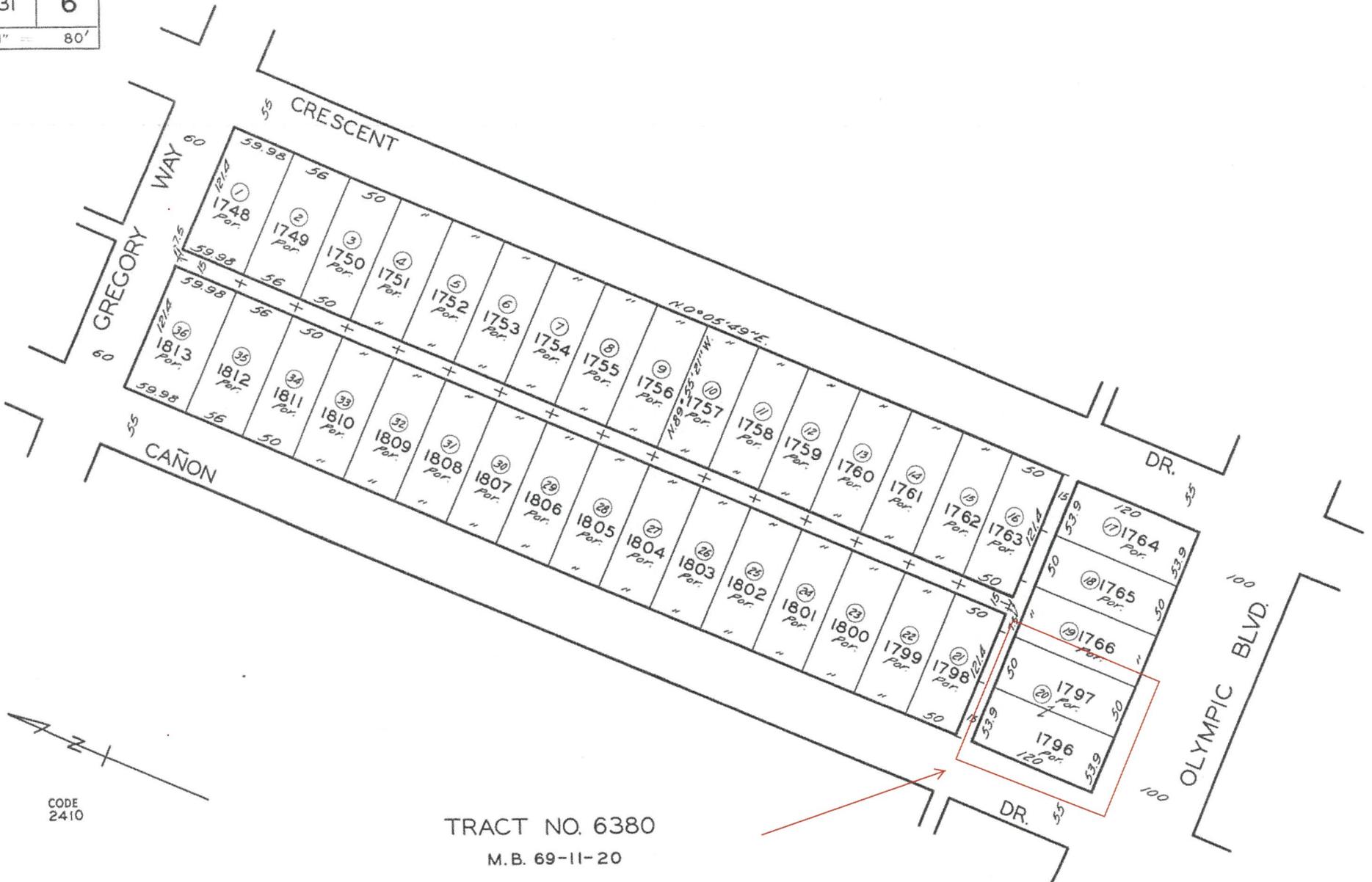


Author: OAC

Date: 27 March 2014

9379 Olympic Boulevard Location Map

TAX ASSESSOR MAP



TRACT NO. 6380
 M.B. 69-11-20

CODE
 2410

FOR PREV. ASSM'T. SEE: 701-310

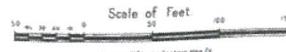
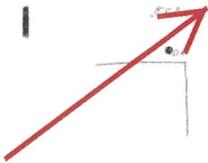
SANBORN FIRE INSURANCE MAP

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SANBORN FIRE INSURANCE MAP, Beverly Hills

CALIFORNIA 1906
LOS ANGELES, CAL. VOL. 21

BEVERLY HILLS 2128



EARLY PERMIT HISTORY

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

AUG 23 1934

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS D

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 1796-97 Block..... Tract 6380
(Description of Job)

5-112
4-5-20
7

No. 9379-85 Olympic Street
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Apts. No. of Rooms 75 No. of Families 16
2. Owner's Name C. R. FARGO Phone CR 3762
3. Owner's Address 144 So Maple Dr
4. Architect's Name C.W. Raymond Phone
5. Contractor's Name C. R. FARGO Phone
6. Contractor's Address 144 So Maple Dr Phone CR 3762
7. VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sew-
era, Ceaspoils, Elevators, Painting,
Finishing, all Labor, etc.} \$ 50,000⁰⁰
8. Is there any existing building on lot? No How used? None
9. Clear Height of Ceiling: Bath, Toilet 9 Living Rooms 9 Halls 9 Cellars 8
(State Law)
10. Number of Stories 2 and 3 Height to Highest Point.....
11. Size of Lot 104 x 170 Area of Lot 65 Per Cent of Area Covered by All Buildings.....
(Fill out Item 3 of No 11 in case of Courts, Apartments, Hotels only.)
12. Set Back from Property Line {Including balconies, bays, porches,
chimneys, steps, etc.} Front 15 Rear 5 Side 4 and 36
13. Foundation Material Concrete Footing Width 5 ft Depth Below Natural Ground 10
14. Height of Foundation Above Finished Grade 6 Wall Width 9 1/2 Mud Sills 2 x 6
15. Joist Clearance from Ground 5 Non-Girders 2x6 Studs Posts Under Girders..... x
16. Chimney Material Brk No. of Inlets to Flue 1 Sizes, Flues 14 x 14 Thickness of Chimney Wall 8
17. Materials of Exterior Walls Frame Material of Interior Construction Lath & Plaster
18. Will all Provisions of State Dwelling House Act be complied with? Yes
19. EXTERIOR Studs 2 x 6 INTERIOR BEARING Studs 2 x 6 Interior Non-Bearing Studs
2 x 4 Ceiling Joists 2 x 4 Roof Rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10
Second Floor Joists 2 x 10 Roof Material tile
20. Location of Plumbing Clean-outs located Depth of Sewer "Y" 11 Sewer Length 5 Fall per ft. 1/4

I have carefully examined and read the above application and know the same to be true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) C. R. Fargo
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

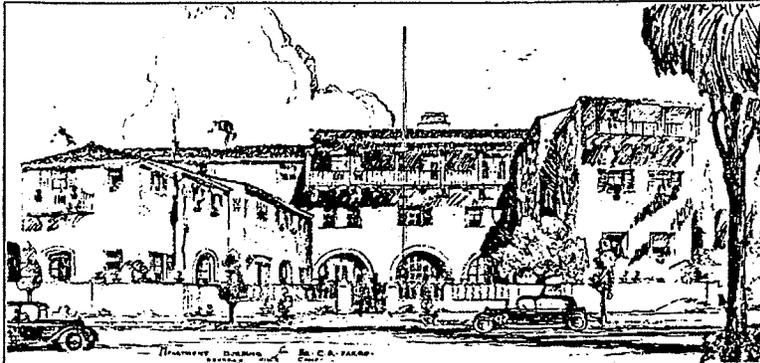
PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, Etc.	Application checked and found O. K.	Stamp here when permit is issued
	Plan Examiner	J. W. Linnick Clerk	

J. P. Russell
Superintendent of Building

EPHEMERAL MATERIAL

BHC 10/30/30
P 12 A
Beverly Gardens Ap.
Olympic & Canon
(9379 Olympic)

Work Progresses on Attractive Apartment House



Architect's sketch shows how the attractive new "Beverly Gardens" apartments will appear when completed on Olympic Boulevard at Canon Drive. The structure is the first income residential building on Olympic and is hailed by civic leaders as marking a new era of development for that thoroughfare. Charles R. Fargo and A. R. McLennan are the owners.

OLYMPIC BUILDING STRICTLY MODERN

"Beverly Gardens" Among New Projects Here; Rental Demand Revealed

An unusually attractive studio type apartment building is rapidly nearing completion at the corner of Olympic Boulevard and Canon Drive. This structure, which occupies an impressive site 104x127 feet in size is being built and will be operated by Charles Fargo and Alex R. McLennan who are also the owners of El Caballero Gardens in Hollywood.

So successful has been the Hollywood property that the owners decided to duplicate in it the Beverly Hills building, adding a number of refinements in keeping with the progress of high grade rental property construction.

The new building, which will be known as Beverly Gardens, will contain eleven four and five-room studio apartments. A sub-grade garage of reinforced concrete will have a capacity for twenty-four cars, each of which will have its private stall.

Each apartment will have unit heat, electric refrigeration, ventilating fans, panelled walls, colored tile baths, framed ceilings, etc. The building has been effectively sound-proofed in accordance with the specifications of leading acoustical engineers. The second and third floors will be carpeted over Calotex padding with an extra sound quilt to add to the sound proof quality of the building.

The rooms are light and airy, most of the apartments having three outside exposures. Every apartment will have a service entrance at the rear. Several of the apartments have covered balcony porches with access through French doors.

A feature of this improvement will be a golden court, with fountain, shade trees and rest arbors, flower plots, etc.

"It has been our aim to give to the discriminating renting public an apartment house with a home-like atmosphere, embodying all the comforts and conveniences of a modern residence," said Mrs. Fargo. "Those who have inspected the new building say that we have attained our objective."

That there is an active demand for such apartments in Beverly Hills, is evidenced by the fact that four of the units were reserved by prospective tenants before the roof was on the building.

PHOTOGRAPHS



PHOTO - 1: South (façade) elevation along Olympic Boulevard, looking north



PHOTO - 2: Oblique view from Olympic Boulevard and South Canon Drive, looking northeast



PHOTO - 3: Front (south) elevation as viewed from brick paved walkway along Olympic Boulevard

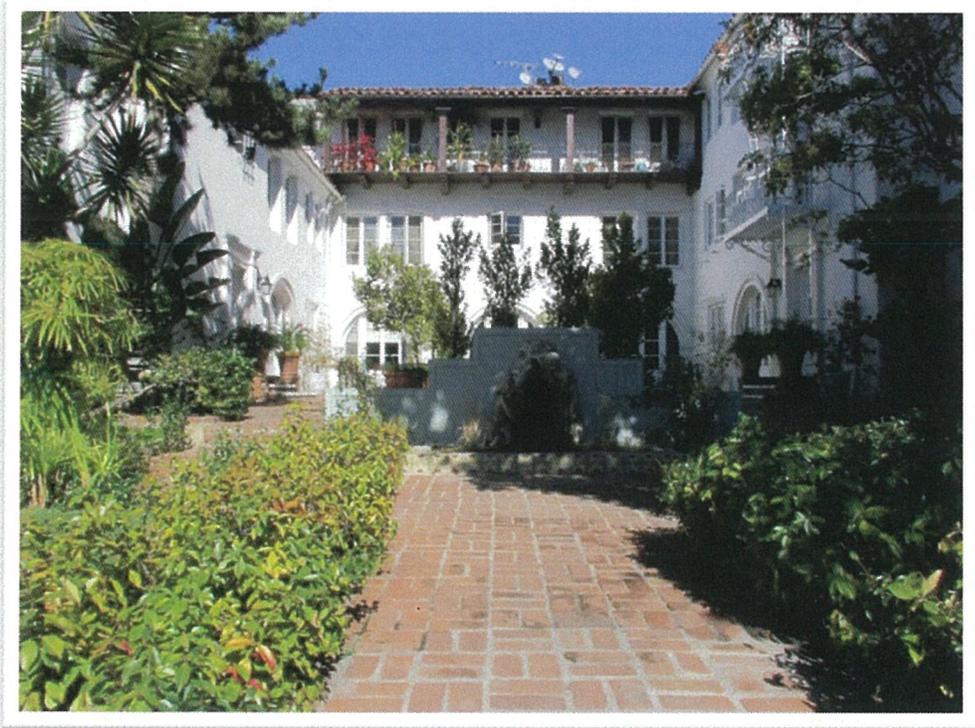


PHOTO - 4: Front (south) elevation from within inner courtyard area, looking north

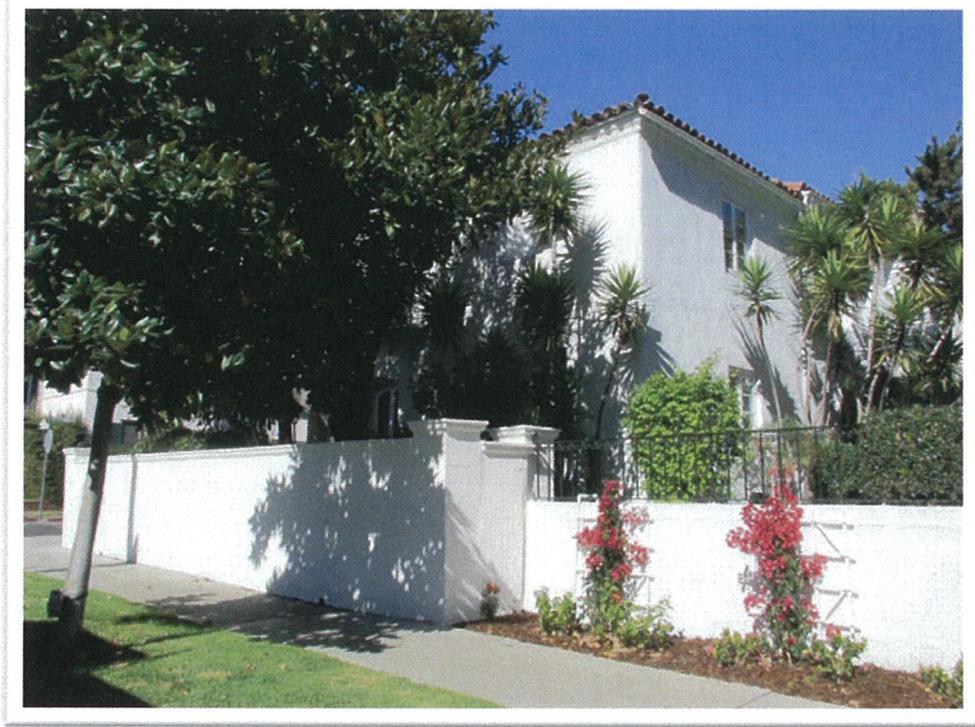


PHOTO - 5: West wing of complex (south and east elevations), looking northwest

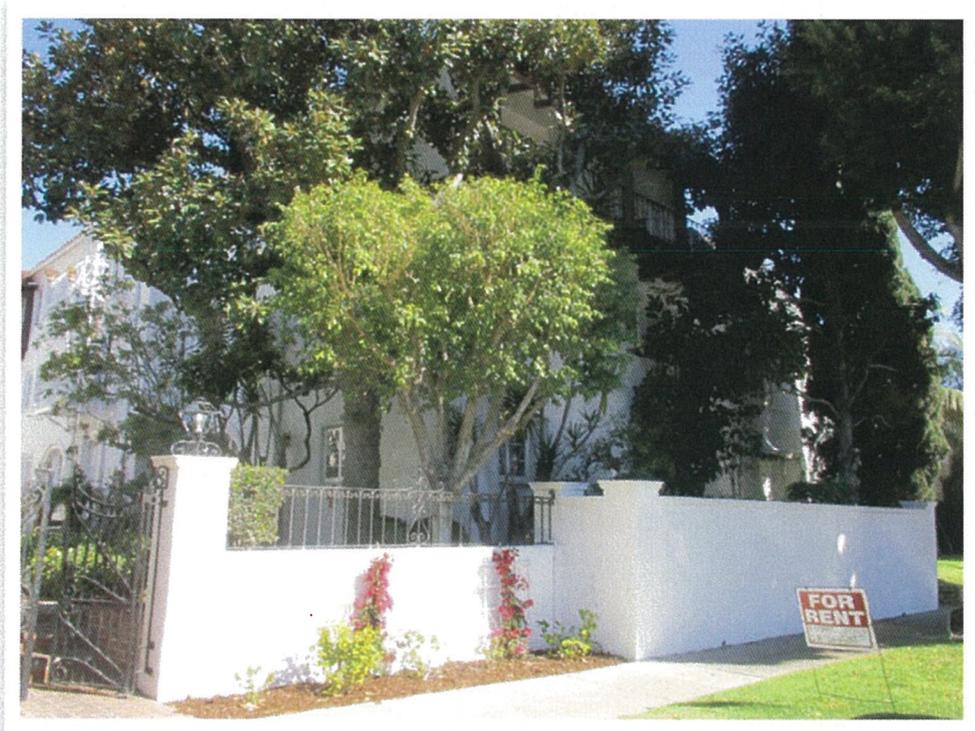


PHOTO - 6: East wing of complex (south and west elevations), looking northeast

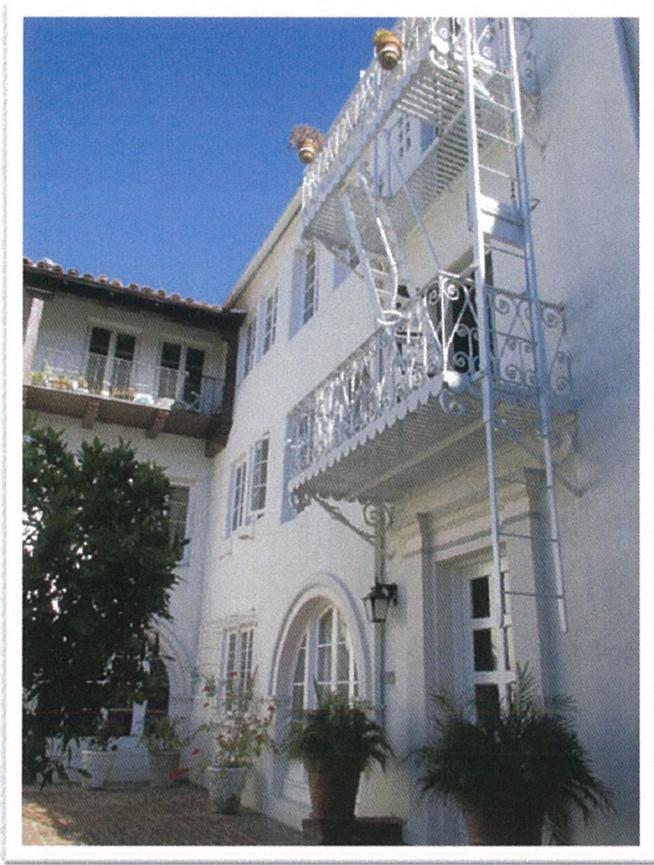


PHOTO - 7: Courtyard elevations, east and central wings



PHOTO - 8: Courtyard views of west and central wings



PHOTO - 9: Fountain in courtyard area

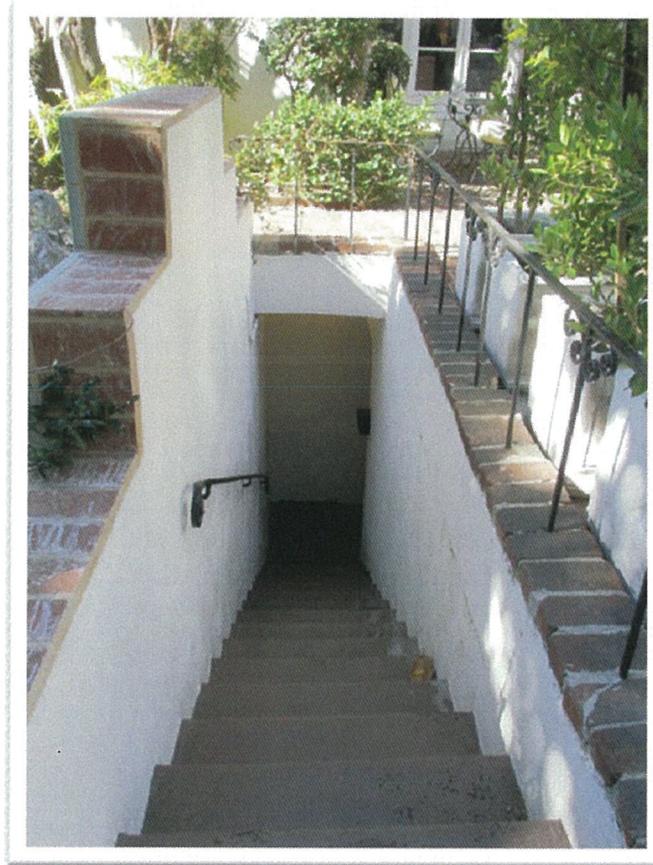


PHOTO - 10: Entry to basement from courtyard, behind fountain

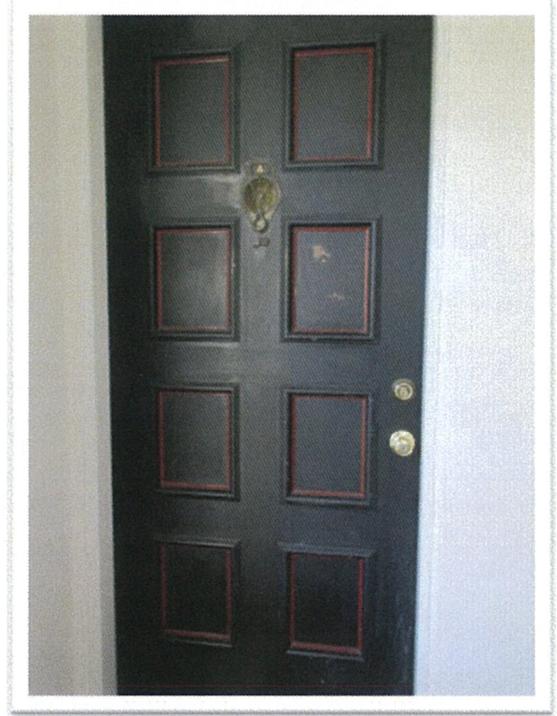
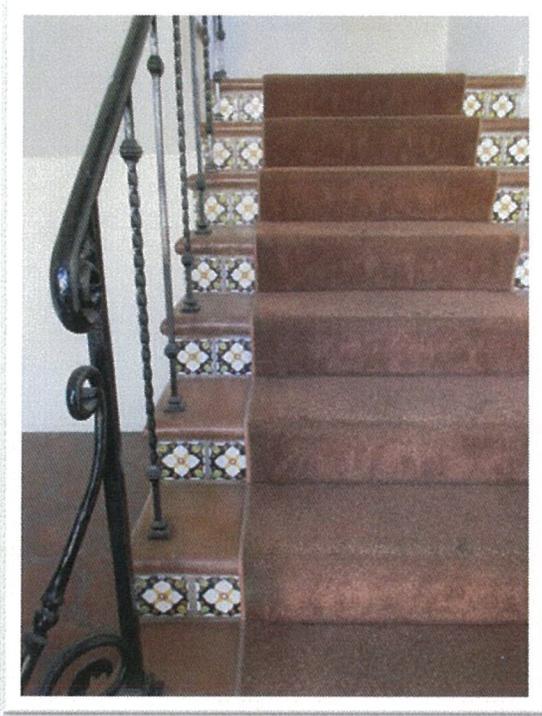


PHOTO - 11: East wing (9379) lobby stair and typical apartment entry detail

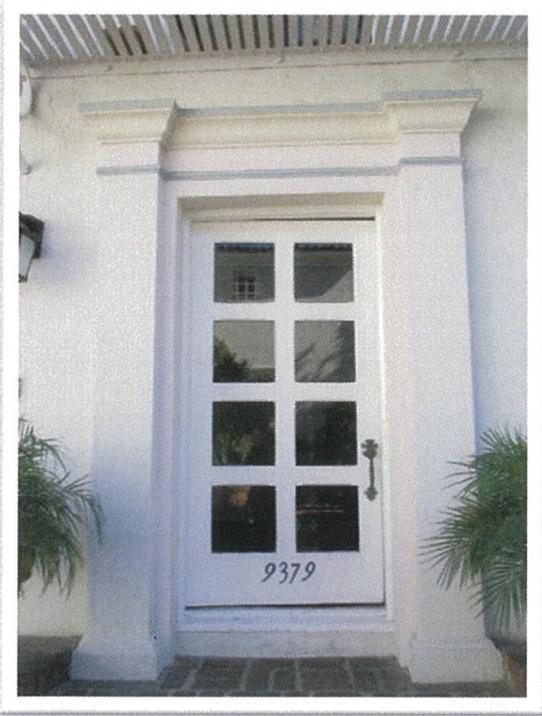


PHOTO - 12: East wing entry door and door handle detail

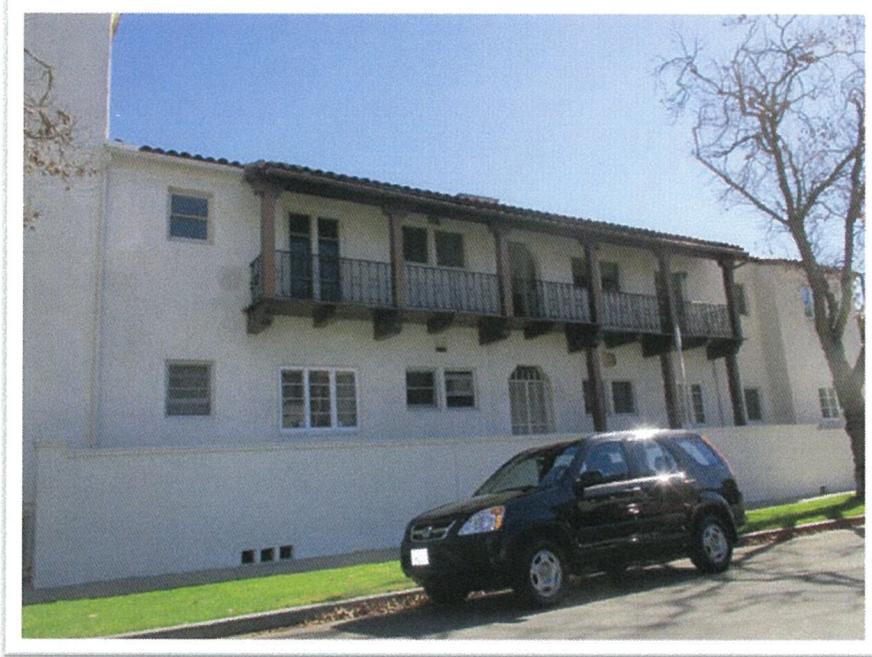


PHOTO - 13: West (South Canon Drive) elevation, looking southeast

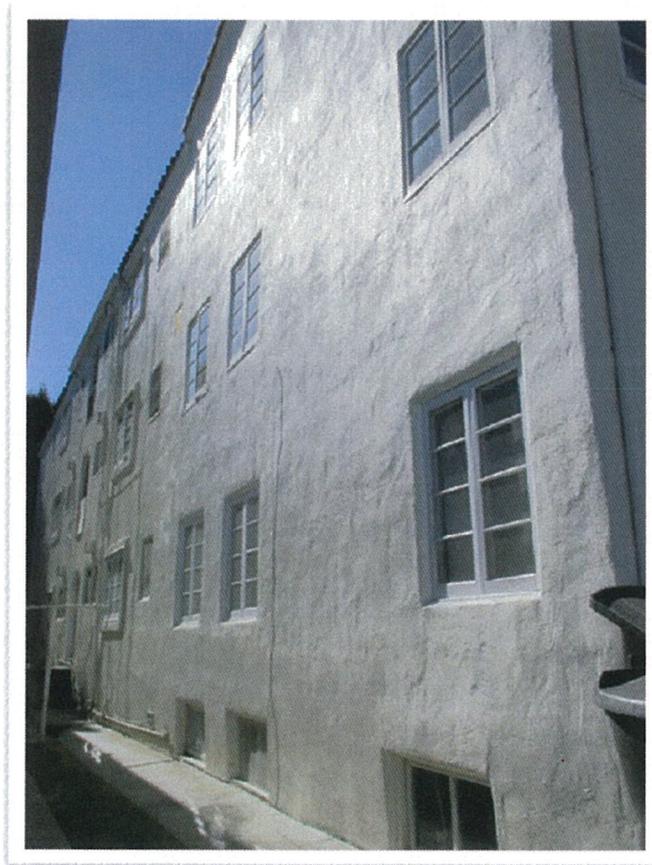


PHOTO - 14: East elevation, looking southwest



PHOTO - 15: Rear (north) elevation, looking southeast



PHOTO - 16: Basement/garage entry approach from rear (north) elevation off alley

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